



**Order under Section 69  
Residential Tenancies Act, 2006**

**Citation:** Ahmed v Tannis, 2023 ONLTB 18355

**Date:** 2023-01-31

**File Number:** LTB-L-033024-22

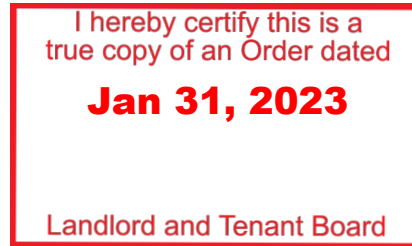
LTB-L-035194-22

**In the matter of:** 205, 10 MALTA AVE  
BRAMPTON ON L6Y4G6

**Between:** Ovais Ahmed

**And**

Azja Tannis  
Jordan Dixon



Landlord

Tenants

Ovais Ahmed (the 'Landlord') applied for an order to terminate the tenancy and evict Azja Tannis and Jordan Dixon (the 'Tenants') because the Tenants has been persistently late in paying the Tenant's rent (**LTB-L-033024-22**).

The Landlord also applied to terminate the tenancy and evict the Tenants because the Tenants did not pay the rent that the Tenants owe. The Landlord also applied for an order to terminate the tenancy and evict the Tenants because the Tenants have wilfully or negligently caused undue damage. The Landlord also claimed compensation for the wilful or negligently caused undue damage (**LTB-L-035194-22**).

This application was heard by videoconference on January 25, 2023. The Landlord and the Tenants attended the hearing. The Tenants had an opportunity to speak with Tenant Duty Counsel before the hearing. I am satisfied the parties understood the consequences of the following joint submissions.

**At the hearing, the parties agreed that:**

1. The order set out below fully resolves LTB-L-033024-22 and LTB-L-035194-22.
2. The Landlord agrees to waive the \$10,000.00 claim for compensation for damages in LTB-L-035194-22.
3. The Tenants agree to repair the damages in the rental unit.
4. The Tenants agree to allow the Landlord to enter the rental unit for inspection at least once per year.

**On consent of the parties, it is ordered that:**

1. The Tenants shall pay to the Landlord \$12,947.60, which represents the arrears of rent (\$12,761.60) and costs (\$186.00) outstanding for the period ending January 31, 2023.

2. The Tenants shall make the following payments to the Landlord in respect of the monies owing under paragraph 1 of this order:

Date Payment Due	Amount of Payment
February 1, 2023	\$186.00 (costs)
February 20, 2023	\$1,000.00 (arrears)
March 20, 2023	\$1,000.00 (arrears)
April 20, 2023	\$1,000.00 (arrears)
May 20, 2023	\$1,000.00 (arrears)
June 20, 2023	\$1,000.00 (arrears)
July 20, 2023	\$2,000.00 (arrears)
August 20, 2023	\$2,000.00 (arrears)
September 20, 2023	\$2,000.00 (arrears)
October 20, 2023	\$1,761.60 (arrears)

3. The Tenants shall also pay the Landlord the lawful monthly rent for the months of February 2023 up to and including January 2024 in full, on or before the first day of each corresponding month.
4. If the Tenants fail to make any of the payments in accordance with paragraph 2 and 3, and by the dates required, then:
- (a) The Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants, and for the payment of any new arrears of rent and NSF charges not already ordered under paragraph 1 of this order. The Landlord must make the application within 30 days of a breach of a condition set out in paragraph 2 and 3 of this order.
  - (b) The balance owing under paragraph 1 of this order shall become payable on the day following the date of default. The monies owing shall bear interest at the post-judgment interest rate determined under subsection 207(7) of the Act.
5. This agreement resolves all of the issues in the tenancy to date.

**January 31, 2023**  
**Date Issued**

  
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Camille Tancioco  
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor,  
Toronto ON M7A 2G6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.